Monterey County Planning Commission

AGENDA

Wednesday, August 8, 2012

Monterey County Government Center – Board of Supervisors Chambers
168 W. Alisal Street
Salinas, CA 93901
9:00 a.m.

Chair: Amy Roberts     Vice-Chair: Jose Mendez     Secretary: Mike Novo

Commissioners:

Paul C. Getzelman  Cosme Padilla
Jay Brown  Aurelio Salazar, Jr
Amy Roberts  Jose Mendez
Luther Hert  Martha Diehl
Don Rochester  Keith Vandevere

PLEDGE OF ALLEGIANCE

A. ROLL CALL

B. PUBLIC COMMENTS

C. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

D. APPROVAL OF MINUTES: June 27, 2012

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

1. 9:00AM - THE KF TERRA LP - PLN110150
   Project Description: CONTINUED FROM JUNE 13, 2012. Combined Development Permit to allow: 1) a Coastal Administrative Permit for the construction of a new 3,617 square foot bi-level single family dwelling to include attached garage and storage below with associated grading (417 cubic yards of cut and 150 cubic yards of fill = 267 cubic yards), grid-tied photovoltaic system integrated into standing seam roof, new septic system and connection to existing Garrapata Water Company water system; 2) a Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat; 3) a Coastal Development Permit to allow development on slopes in excess of 30%; 4) a Coastal Development Permit to allow development on a parcel with a positive archaeological report; and 5) Design Approval. The property is located at 35670 Highway 1, Monterey (Assessor's Parcel Number 243-231-015-000), Big Sur Coast Land Use Plan. Recommended Action: Adopt Mitigated Negative Declaration with Mitigation Monitoring Plan and Approve Project.
2. **9:00 AM - MAZZEI JOHN J/VANESSA M - PLN120360**
   Project Planner: Daniel Lister. Environmental Status: Exempt. Project Description: Use Permit to allow a 623 square foot addition to an existing two-story dwelling located within a Historic Resource ("HR") District and a Design Approval. The property is located at 120 Third Street, Spreckels (Assessor's Parcel Number 177-054-018-000), Greater Salinas Area Plan. Recommended Action: Approve Project

3. **9:00 AM - ABERCROMBIE LEBON G/ABERCROMBIE MARY J – PLN100612**
   Project Planner: Delinda Robinson. Environmental Status: Mitigated Negative Declaration. Project Description: Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to allow additions to and remodel of a 2,325.8 square foot one-story single family dwelling with a 449.8 square foot detached garage to include: a 1,513.4 square foot addition (master bedroom suite, media room, laundry room, office and storage), a 284.7 square foot covered front entry, a 208.9 square foot covered patio, a new roof, the installation of a roof-mounted photovoltaic system, remove asphalt driveway and replace with permeable pavers, remove concrete patio and replace with tile patio and the addition of a fire pit; 2) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and 3) Coastal Development Permit to allow Ridgeline Development. The property is located at 1158 Signal Hill Road, Pebble Beach (Assessor's Parcel Number 008-261-005-000), Del Monte Forest area, Coastal zone. Recommended Action: Adopt Mitigated Negative Declaration with Mitigation Monitoring Plan and Approve Project

4. **9:00 AM - LUNDQUIST RICHARD C & MELANIE F TRS - PLN110114**
   Project Planner: Delinda Robinson. Environmental Status: Mitigated Negative Declaration. Project Description: Combined Development Permit consisting of: a) Coastal Administrative Permit to allow the construction of a detached 1,070 square foot four-car garage with planted roof (green roof), a new permeable cobblestone driveway, the replacement of an existing wood fence with a new stone wall with six 12.5 foot sections of antique bronze open-design fencing and antique bronze fencing with stone pillars at the new driveway entrance, restoration of existing paths and driveway to native Monterey cypress habitat, grading of approximately 550 cubic yards of cut and 200 cubic yards of fill; b) a Coastal Development Permit for the removal and planting of one 7" Monterey cypress; c) a Coastal Development Permit for development within 100 feet of Environmentally Sensitive Habitat Area; d) a Coastal Development Permit for development within 750 feet of a known archaeological resource; e) a Coastal Development Permit for development on slopes greater than 30%; and f) Design Approval. The property is located at 3224 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-472-006-000), Del Monte Forest Area Land Use Plan, Coastal Zone. Recommended Action: Continue project to August 29, 2012

5. **10:00 AM - SUNSET FARMS INC - PLN110544**
   Project Planner: Steve Mason. Environmental Status: Exempt. Project Description: Combined Development Permit consisting of: 1) a Coastal Development Permit to allow for the demolition of four agricultural support buildings totaling 84,824 square feet and the construction, in three phases, of four new agricultural support buildings totaling 42,750 square feet. Grading to consist of approximately 189 cubic yards of cut and 1,376 cubic yards of fill. One single family dwelling and one storage building totaling 6,560 square feet are to remain for 49,310 square feet of total structural coverage; 2) Variance to allow for 4.5% building site coverage (3% allowed) which is a reduction from the current coverage of 8.4%. The site was previously utilized for mushroom farming and now is to be utilized primarily for seasonal (October-January) brussel sprout processing and limited ongoing flower bulb cultivation. The property is located at 167 Jensen Road, Moss Landing (Assessor's Parcel Number 117-032-001-000), south of the intersection of Jensen and Bluff Roads, North County Land Use Plan, Coastal Zone. Recommended Action: Approve Project
G. OTHER MATTERS: NONE

H. DEPARTMENT REPORT

I. ADJOURNMENT

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Planning Commission’s alternative actions on any matter before it.

BREAKS will be taken approximately at 10:15 a.m. and 3:00 p.m.

DOCUMENT DISTRIBUTION:  Documents relating to agenda items that are distributed to the Planning Commission less than 72 hours prior to the meeting are available for public inspection at the front counter of the Resource Management Agency – Planning and Building Services Departments, Monterey County Government Center, 168 W. Alisal Street, 2nd Floor, Salinas, CA. Documents distributed by County staff at the meeting of the Planning Commission will be available at the meeting.

If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. For information regarding how, to whom and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda, please call the Monterey County Resource Management Agency - Planning Department at (831) 755-5025.

All documents submitted by the public on the day of the hearing should have no fewer than 16 copies.
The Planning Commission Clerk must receive all materials for the agenda packet by noon on the Tuesday one week prior to the Wednesday Planning Commission meeting in order for the materials to be included in the agenda packet distributed in advance to the Commission.